

**County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-3958**

REGULAR MEETING MINUTES: August 18, 2009

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

RECEIVED

AUG 24 2009

San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER: 7:03 PM Jack L. Phillips, presiding Chair

Members present: Brennan, Brownlee, Feathers, Fitchett, Forthun, Henderson, Hewicker, Manning, Millar, Phillips

Absent: Hyatt, Mitrovich, Reith, Ripperger, Wollitz

2. FINALIZE AGENDA: As shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: Minutes of August 4, 2009 VOTE: 6-0-4 to approve.
Abstained: Brennan, Brownlee, Henderson, Millar

5. LAND USE

- a. P87-043-09: Chase Bank, at 2644 Jamacha Road, request for Minor Modification of Use Permit to replace 4 wall signs and add a 9.5' by 1.5' by 6' high monument sign perpendicular to the road in the landscaped setback area along Jamacha Road.

FITCHETT introduced the project. Chase Bank recently bought Washington Mutual Bank so they plan to change the signage. Chase Bank was represented by Mr. Peter Klein. He distributed plans identifying the proposed new signage. Planning Group members were concerned about the proposed monument sign since the MUP for the Town and Country Shopping Center does not allow monument signs for individual retailers to be located in the landscape areas along Jamacha Road. To preserve community character and the rural appearance of the landscape buffers, the MUP restricts signs to the entry roads. The proposed addition of a Chase Bank monument sign would establish a harmful precedent and could lead to the proliferation of monument signs cluttering the landscape areas. The potential negative impacts would exceed the threshold for a minor deviation to the MUP.

FITCHETT presented a **MOTION** to approve the Chase Bank building signage; To deny the minor deviation to the MUP for the addition of a monument sign along

Jamacha Road; To request that the County initiate action for the removal of McDonalds' unauthorized monument sign along Jamacha Road. (BRENNAN seconds).

PHILLIPS stated that the McDonald's sign was allowed temporarily for 2 years; however, it was never removed. If we were to allow the Chase monument sign and continue to allow the McDonalds' sign, it would set an unwanted precedent. We don't want to start a sign war in the Town and Country Shopping Center. Apparently, County Code Enforcement has not enforced the standards. **VOTE: 10-0-0** to approve the motion.

6. NEW BUSINESS

a. POD08-002: Density Bonus Ordinance. Amends Zoning Ordinance and General Plan Policy 3.6 and repeals Policy 3.8 and Board Policies I-79 and I-102. Copies of POD08-002 are available by contacting County DPLU: Dixie Switzer at 858-694-3041.

PHILLIPS introduced the Density Bonus Ordinance. The County is allowing the State ordinance to over-rule our local zoning ordinances. MILLAR questioned the intent of this ordinance was and the County's reason for allowing the Density Bonus Ordinance. PHILLIPS replied that they are trying to incentivize developers to build more.

Otherwise the County would be reacting to the potential impacts. He described the Density Bonus Ordinance (basically State Law) impacts and **moved** as follows:

1. Moderate Income Density Bonus: A family of 3 = \$81K annually is a Market Rate density bonus. The county should spend more resources fighting this. It is a plan buster. It should not be allowed.
2. Reduced parking table plus more reductions as a developer incentive. Additional reductions should not be allowed.
3. Section 7405 density bonus permit should be under the jurisdiction of the Planning Commission.
4. Mobile Home Park should require a Major Use Permit (MUP).
5. Density bonus programs should not apply in areas with an existing concentration of low-income households.

(BROWNLEE seconds). **VOTE 10-0-0** to approve motion.

7. UNFINISHED BUSINESS - None

8. CHAIRMAN'S REPORT – PHILLIPS shared the latest on the General Plan update. He has taken our issues to the Director of Planning. They didn't get through all the issues so more meetings are scheduled.

9. ADJOURNMENT: 8:10 PM

Submitted by: Jösan Feathers